

## Assistant Minister for the Environment

**Schedule of reasons for refusal:** The Bungalow, 2 Victoria Avenue, St. Helier  
**Planning application:** P/2023/0083

**The Assistant Minister for the Environment varied the reasons for refusal, in respect of the planning application reference P/2023/0083, as follows:**

1. The proposal, by virtue of its backland siting, size, height and design, would result in an incongruous, strident and over-developed building, that would be harmful to the character and appearance of the area. The proposal, therefore, conflicts with policy GD6 of the Bridging Island Plan (adopted March 2022), which requires new development to achieve a high-quality design that conserves, protects and contributes positively to the distinctiveness of the built environment, including its relationship to existing buildings, the settlement form and local characteristics.
2. The proposal, by virtue of its first-floor bedroom windows in close proximity to neighbouring residential property at Nos 2, 1 and 3 Victoria Avenue, would result in unreasonable overlooking effects and loss of privacy impacts, which would be seriously detrimental to the amenity and living conditions of occupants of these properties, contrary to policy GD1 of the Bridging Island Plan (adopted March 2022).

END